150 HOUSES FOR SALE

NEWSTEAD
REALTY LTD
766 Fort Street EV 2-8117

HIGH QUADRA $2500 DOWN
This immaculate, modernized family home, situated close to schools, transportation and shop. Large mahogany, panelled living room, 3 bedrooms, bright modern electric kitchen, full basement, auto oil heat, drive-in garage and on the sewer. Terms. Full price $12,500
To view call Mrs. Seguin EV 2-8117 or eves. EV 4-3536

THIS WEEK'S SPECIALS SALE OR TRADE
Large 6-room with basement, furnace, LR with Roman tile fireplace, light mahogany-trimmed walls. Tastefully decorated. Kitchen with eating area, 3 good bedrooms, tiled bathroom. PLUS a 3-room cottage rented at 150 mo. Situated on large lots. Full price with terms only $9000
OR trade for 3-bedroom modern bungalow with basement in Esquimalt. To view call F. Salter, EV 2-8117; Eves., 4-7239.

OAK BAY
Attractive family home on quiet, convenient street. Nice average lot $9000
Good cash offer considered. Exclusive with Geo. Pethard, EV 2-8117 or eves. EV 3-1206.

ESQUIMALT DUPLEX
Side-by-side, one-year-old stucco duplex of good size, LR, kit and nook, 2 bedrooms, full basement with separate oil furnaces; detached carports. On quiet dead-end street. Full price with terms $20,500
To view call Mr. McMahon, EV 2-8117, or eves. GR 7-1455

$2350 DOWN CITY—NHA
Call now to see this home of LR and DR, kit, 3 bedrms, 4-pc bath, full basement with garage, and oil heat, and is set on high lot with a view. Full price $13,900
Mr. McMahon, EV 2-8817 or eves. GR 7-1455

WOODED SECLUSION WILD FLOWERS AND BIRDS SEA VIEW 4053 Monarch
This 3-bedrm home is a real gem. Combined LR and DR with attractive raised fireplace. Full cement basement with large rumpus room. Beautifully landscaped $17,900
Exclusive with G. H. E. Green, EV 2-8117, or eves. GR 7-1427

5 ROOMS
Living room with fireplace, dining room, cabinet kitchen, glassed-in porch, two bedrooms and bath up, double plumbing, full basement in good repair; spotless inside $7500
Exclusive with G. H. E. Green, EV 2-8117, or eves. GR 7-1427

FAIRFIELD
Very nice family home, 3 bedrooms, living room, 12x14, separate dining room, 12x14, cabinet kitchen, full basement, oil heat. Near schools, bus and park. Full price $11,800
Mr. Kergin, EV 2-8117 or eves. EV 4-1582

FAIRFIELD REALTY
335 COOK STREET

RETIRING
Then this is just the home for you. Compact little 2-bedroom, living room, cab elec kitchen, full basement, C and W furnace, sep garage, beautiful garden with an abundance of fruit trees of all descriptions, flower galore, berries. It's a must-see at this special low price of only $7500
Easy down payment, balance at $50 per month. Call Len Le Doux EV 5-9763.

!! BARGAIN !!
READ THIS FAMILY HOME FAIRFIELD RD.
This house cannot be duplicated in any area in Victoria at this price. Just imagine this: ½ block from school, bus at door, shopping centre half a block away. This semi-bungalow of nearly 1,400 sq. ft. consists of 22-ft. living room with fireplace, nice dining room, cabinet electric kitchen (with eating area), 3 bedrooms, 4-pce Pembroke bath and concealed stairs to two more large finished rooms up. Beautiful thru hall plan. Hot-water heat, stucco outside, Duroid roof and on a nicely landscaped 60x130-ft. lot. The asking price only $12,700
But we must have $5,000 down. Don't wait, because this bargain won't last. Phone Sid Bentley, EV 5-9765; eves., EV 2-6600.

Need a Big House Or Duplex
Then see this. 8 rooms, 2 bathrooms. Upper floor now used as a complete suite. All furniture included in upper suite. Full basement with extra rooms down. Oil-O-Matic heat. Its at 822 Linden. Have a look. I'm sure you will like it.
Call Len Ledoux, EV 5-9765.

P. R. BROWN
& Sons Ltd.—Est. 1900
1112 Broad St. Phone EV 5-3435

ESQUIMALT RD.
Nine-room stucco duplex. 4 rms down, 5 rms up. All large rooms. 3 bathrooms. Basement with Oil-O-Matic heating. Located on Barnard Ave. Situated on 4 lots, 2 lots 68' 6" x 125', facing Esquimalt Road; 2 lots 68' 6" x 125' facing Sea Terrace with water view. Owner says sell. Price only $12,600
Call Mr. Clark, Phone EV 5-3435; res. EV 2-0171.

DUPLEX 626 DUNEDIN
Older-type side-by-side duplex, self contained. Priced at $6950
Call Mr. Clark, Phone EV 5-3435; res. EV 2-0171.

THE ROYAL TRUST CO.
Esquimalt waterfront. Five-room stucco bungalow with room for one more bedroom in unfinished attic. Consisting of hall, living room, large dining area, modern kitchen, two bright bedrooms, 4-pce bath. Wall-to-wall carpet. Full basement with unfinished rumpus room with fireplace. Two-car attached garage. Oil hot-water heating. Price $21,700
A. E. COLES
THE ROYAL TRUST COMPANY
1205 Government Street EV 5-4128
Evenings EV 2-8752

"LAKEFRONT" "Ideal Second Home"
You can move right in to this 3-bedroom Prospect Lake home only 9 miles from city centre. All the furniture and the fridge goes. Excellent beach and seclusion on a 60x200 ft. lot. The down payment is only $2,000 and I will be glad to show it to you today. Call AKSEL PETERSEN EV 5-6741 or EV 4-6371. Northwestern Securities of Victoria Ltd.

GOOD, SOLIDLY BUILT FAMILY home. 6 rooms plus large playroom. Close in location. Full price $7,995, down payment $1,000, balance $70 per mth. Call Mr. Long, EV 3-7124, res. EV 2-2516, or Mr. Kelly, EV 3-7124, res. EV 3-4864. Boorman Investment Co. Ltd., 611 Fort St.

150 HOUSES FOR SALE

RANDALL'S LIMITED
EXCLUSIVE on ST. CHARLES
This family-style home on one of Victoria's best residential streets, has living room 20x16, dining room 10x12, large cabinet kitchen, utility room on main floor; 2 twin-size bedrooms, through hall; spare bedroom in basement. Large rumpus room with stone fireplace; Oil-O-Matic heat. 70' lot. Separate garage. Ready for occupancy May 1. Full price $14,500
To view this ask for Ken Lowndes, GR 8-2151.

VIC. WEST
4 bedrooms, living room, dining room, large kitchen and utility room. Separate garage. Fenced yard. Close to schools and shopping. Immediate occupancy. Newly decorated inside and out. Full price $5950
Your down payment may take this.
To view above two phone Ken Lowndes, eves. GR 8-2151

FAIRFIELD 5 BEDROOMS
Substantial stucco home, large living room with fireplace, dining rm, 2 bedrooms, bathroom, cab elec kitchen and utility on main floor. Three bedrooms with washbasin up. Full basement, new low pressure oil unit. Front and back gardens in lawn. Separate garage. Full price with good terms $13,500

FAIRFIELD 5 ROOMS PLUS
Splendid cedar shake bungalow. Living room with fireplace, dining room, through hall, 3 large bedrooms, Pembroke bathroom, large cabinet electric kitchen. Full basement with 2 extra rooms. Package oil heat, drive-in garage. Built 13 years, and over 1,200 sq ft. Full price $11,000
On two above, call Mr. Sudbury, Eves, GR 9-1906.

FAIRFIELD 3 BEDROOMS
Lovely family bungalow, featuring a cabinet electric kitchen, dining room, built-in cabinets, spacious living room, fireplace, three nice bedrooms. Full basement, oil heating, separate garage. Taxes $166. Low payment handles. Clear title. Price $11,800

$2500 DOWN NHA NEW
Just completed, 3 bedrooms, thru hall plan, L-shaped living room, tiled fireplace, lovely cab elec kitchen, Pembroke bath, full basement, pkg. oil heat, drive-in garage. NHA payments includes taxes. Price $13,750
On two above, call Mr. Davis Eves. EV 4-8614

GEORGE RANDALL LTD.
1309 Douglas St. Phone EV 4-8109

TOWN & COUNTRY HOMES LTD.
851 Pandora Avenue EV 2-7276

OPEN
FRIDAY AND SATURDAY
$500 DOWN
932 GREEN ST. (OPPOSITE THE VICTORIA CURLING CLUB)
Six-room cottage offered here for only $5,950 with above down payment—bal $55 per month. Older home but newly decorated Gyproc interior. New wiring and copper piping. Ideal for large family as there are 4 bedrooms, 1 down and 3 up—also full-width living room and cabinet kitchen heated with oil circulator and oil kitchen range, and last but not least equipped with venetian blinds throughout. Walking distance to town. More information, Leonard S. Yeo, EV 2-7276 anytime.

BRAND NEW CITY DUPLEX
IDEAL LOCATION for rental near Beacon Hill Park and Govt Bldgs. SIX-ROOM STE. De luxe finish. Oak floors. Mahogany cabinets. Vanity bathroom. All bright, spacious rooms. Oil-O-Matic G.E. furnace. GROUND-LEVEL SUITE, 4 ROOMS, requires finishing. NHA mtge $12,500, 6%, $79 P.I.T. Owner requires $4,900 cash. Price $17,400
A must see. Call B. Ludlow, EV 2-7276

DRIVE BY
1740 CEDAR HILL X ROAD
NHA, 3 yrs old, 3 bedrooms, full basement, Oil-O-Matic heating. Mtge $72 a mo including taxes. Immediate possession. Ken Sturgeon, EV 2-7276, res. GR 7-1580.

"ABLE" Home-of-the-Week
It's lovABLE, likeABLE, livABLE! You just wouldn't believe such an attractive QUALITY bungalow could be had so close in (just a block from Vic High). 18'x15' LR has raised Roman tile fireplace, panelled wall and built-in vallances. Family dinette, extra smart cabinet kitchen with Youngstown unit including washing machine! De luxe tiled bath with colored fittings. Two nice bedrooms on main floor and finished heated room in full high basement. Williams oil heat. Price of only $13,950
includes $1,000 wall-to-wall carpet, $500 drapes and other extras! LET ME SHOW YOU THIS. Phil Simpson, EV 2-7276 or EV 5-8542.

STEWART CLARK & CO.
608 Broughton St. Phone EV 5-3481

TWO IN OAK BAY
This 10-yr-old colonial-style bungalow is most attractive and very suitable for a retired couple, having an excellent floor plan: 3 good sized rooms, through hall and bath with utility off elec kit; forced hot-air oil heat; attached garage; neat fenced garden. Lot 50x115. Handy to everything. Terms can be arranged or clear title. Asking $15,500

ON THE FAIRWAY
A charming, 4-bedrm family home with double plumbing, oil heat, wired for range, 75-ft. frontage. The nicest location in the finest residential area. Generous terms available. Asking $17,900
EV 5-2481; eves. Mrs. Elliott, EV 3-9893; Mr. Lukey, GR 7-2040; Mr. Custance, EV 3-7930.

$800 DOWN
OLD-STYLE, 4-BEDROOM HOUSE. 7 rooms in all. Situated close in, near Hillside. A solid family home at a very low total price of only $3800
Exclusive Listing.
A. E. Seeber, EV 4-8505; res EV 5-2875.
FINANCIAL SURVEY LTD.

3 ACRES—ALL CLEARED
Brand New 3-Bedroom Home
1,500 SQ. FT.
Magnificent View—4-Mile Circle
This Is Value at $14,700. Terms
Call Walter Amos, EV 4-6606
ALFRED CARMICHAEL & CO. LTD.
1239 Broad Street EV 4-7341

2 BEDROOMS ON MAIN FLOOR, 1 in full basement, plus 2-room suite, large living room, fireplace, electric kitchen, automatic heat, lots of cupboards. Good district. No agents. EV 5-8171.

150 HOUSES FOR SALE

Brown Bros. AGENCIES LIMITED
1125 BLANSHARD STREET
MEMBER REAL ESTATE BOARD
MEMBER MULTIPLE LISTING BUREAU

GORGE TOURIST 9 Rooms, 3 Bathrooms
A lovely home with wonderful revenue. Summer potential revenue $600 and up per month. Furniture in rental units remains and is of high quality. Whole house is in spotless condition. Ideally situated. Oil heat. A wonderful opportunity and some terms $13,950
at only
Mr. Hill, EV 5-8771; Res. EV 3-7585

COLWOOD 4 Rooms, Built 1957
Cute modern stucco, ideal for retired couple or small family. No basement, circulating oil heater. Kitchen range stays. Situated among fine homes near Colwood Golf Course. Good terms. Full price only $8500
Mr. Pearce or Mr. Hill, phone res. EV 5-4621, res. EV 3-7585; Office EV 5-8771.

SPRING SPECIAL
High and quiet, near Cedar Hill golf course. Lovely large living room with FP; full wall bookcase; good dining room, cab elec kitchen with nook; 2 large bedrooms; entrance hall; 4-pce. bathroom; full cement basmt with panelled rumpus room with fireplace. OOM hot water heat. Lovely lot. Sep. garage. BARGAIN PRICE $13,150
with terms
Cec Pearce, EV 5-8771, Res., EV 5-4621

FAIRFIELD IMMACULATE HOME
Large LR and DR, both have fireplaces, 2 large bedrooms, modern kitchen, full bsmt with extra room. Drive-in garage. EXCLUSIVE LISTING. Full price with $3,500 DOWN, balance $65 a month $9500
Call Cec Pearce, EV 5-8771 res. EV 5-4621

HIGH QUADRA
3 BEDROOMS
LARGE LIVING ROOM
DINING AREA
MODERN ELECTRIC KITCHEN
WITH MAHOGANY CUPBOARDS
FULL BASEMENT
AUTO OIL HEAT
DRIVE-IN GARAGE
ON SEWER
TERMS — FULL PRICE $13,500
Call J. D. Tisdalle, EV 5-8771; Res. GR 9-4349

DUPLEX IN OAK BAY
Two bedrooms, kitchen, living room and bathroom each suite; 2 carports. Large lot with sea views. Price with low down payment $9750
Call Jim Ranson EV 5-8771 res. EV 5-6614

TAYLOR SPITTAL
621 FORT STREET EV 4-9308
YOUR PROTECTION IS OUR PROFESSION

BUILD NOW UNDER NHA
EXCELLENT VIEW LOT
Seaview Heights
Also 11 Sewered Lots
GOOD TERMS
THE EQUITY in your agreement or home is as good as cash. Don't forget—our OWNER PARTICIPATION PLAN IS CASH TO YOU. Call Roy Green or S. Stephens, EV 4-9755 anytime

1448 WESTALL 3 BEDROOMS $1500 DOWN
OR TRADE YOUR AGREEMENT OR EQUITY. Good value at $11,200

ALSO NHA 3-BEDROOM HOMES AS LOW AS $1000 DOWN
OR TRADE.
PRICED AT $13,650
Roy Green or S. Stephens, EV 4-9755 anytime

LOW DOWN PAYMENT OR TRADE 2 BEDROOMS NEW IMMEDIATE POSSESSION FULL PRICE $12,400
Please call Roy Green or S. Stephens, EV 4-9755 anytime.

95 CREASE 5 YRS YOUNG 2 BEDROOMS FULL BASEMENT DRIVE-IN GARAGE TRADE OR BUY
All offers over $8,750 will be submitted.
THIS IS A STEAL!
Set for quick sale.
Please call Roy Green or S. Stephen at EV 4-9755 anytime.

RICHMOND-MT. TOLMIE 1681 DONNELLY ST.
NHA-built 3-bedroom home with dining area in the kitchen plus L-shaped living and dining room with fireplace, 4-pce bathroom, through hall, full basement, oil heat, electric hot water, wired for electric range. Drive-in garage. $2,275 down. $13,750 full price. $72.42 plus 1/12 taxes per month. Call Leonard Thomas at Douglas Hawkes & Co., 817A Fort St. EV 4-7128 (Res. EV 3-5685)

FELLOW AGENTS MAY SUBLIST 70-30

BUILDING A NEW HOME?
Yes, $7.95 sq ft for a modern home on your lot with no extra charges, and we also do alterations for a surprising low cost. For full information call GR 5-2330 any time.

Also Applicators for ALUMAGLASS ROOFS At Less Cost Than Any Other

BY OWNER
Newly decorated. 3-bedroom house on a big view lot. Modern kitchen, elec heating, heavy wiring. Many fruit trees, lovely patio and barbecue, etc. Close to shopping and bus. Ideal for retired couple. $6,500. $4,600 down. No agents. Victoria Press, Box 932.

3 NEW N.H.A. UNDER CONSTRUCTION, 3 bedrooms, full basement, drive-in garage, automatic oil, Patterson built. Down payment $2,313, no agents. EV 2-2521, res. EV 4-7826.

$800 DOWN, 4-BEDROOM HOME, suitable for income, duplex or family home, double plumbing, part basement, furnace, near Parliament Bldgs. $7,950. 586 Toronto St.

SIDNEY REAL ESTATE
JAMES RAMSAY GR 5-2323

150 HOUSES FOR SALE

WHITTOME'S
Established 1898

OPEN HOUSE SAT. 1.30-5 1953 LULIE
Willows Area Near Beach, Park and Three Schools!
Extremely comfortable family stucco in IDEAL LOCATION! Lovely semi-secluded garden, seven attractive rooms, economical oil hot water heat, 20 yr. guarantee electric hot water tank, electric kitchen. ALL REASONABLE OFFERS on price and down payment considered! Vacant! In attendance: Brian Travers-Smith, EV 2-4255 anytime, EV 5-6638 eves.

TODAY'S SPECIAL
5-room semi-bungalow situated in the Jubilee area. Steadily rented at $65 month. MUST BE SOLD. Yours for only $5500
Generous reduction for cash. Contact Mr. Bryan, EV 2-4255 anytime; res. EV 4-4771.

FAIRFIELD
Three-bedroom bungalow, living rm with new Roman tile fireplace; cab kitchen plus utility room; full basement; oil heat; new wiring, new copper plumbing. Drive-in garage. Worth every cent of the price at $7950
With $1,500 down. Further details phone L. A. Squires, EV 2-4255 anytime, Res. EV 2-2269.

CHEAP FOR QUICK SALE
Just $1,000 down for this 5-room home wired for range, plumbed for automatic washer. Large lot. Price $5900
Please call Mrs. Ruth Squires, EV 2-4255 anytime, res. EV 2-2269.

CALLING ALL GOLFERS
Only 2½ yrs. old, in lovely treed area overlooking course. Quiet location. Has 3 bedrooms, excellent living room with dining area; smart sunny kitchen at front. Full basement with EXTRA ROOM almost finished. Oil-O-Matic heat. Only $14,750
with offers around $3,000 considered.
Vivienne Appleyard, EV 2-4255 anytime

HAVE DRAFT MUST TRAVEL
Only reason this Navy man is selling. CONTEMPORARY three-bedroom home with de luxe 3-room basement suite. Separate meters. Ground-level entrances. Many unusual features. Open to offers on down payment. Asking $15,900
Vivienne Appleyard, EV 2-4255 anytime

J. H. WHITTOME & CO. LTD.
1218 Broad Street — EV 2-4255 anytime.
Member Multiple Listing Bureau

P. R. BROWN
& Sons Ltd. — Est. 1900
1112 Broad St. Phone EV 5-3435

OPEN HOUSE 670 GORGE W 2-4 PM SAT.
EXCELLENT VIEW
Vacant Possession
3 BEDRM BUNG
BSMT OIL HEAT
Lovely, modern, stucco bungalow, only 10 yrs old, approx 1,400 sq. ft. Unobstructed views, use of Gorge waterfrontage. Picture windows in 28 x 15 LR, fireplace, combined DR, through-hall plan, HW floors, coved ceilings, stucco plaster, cab kit. Wired, also gas elec HW unit, unfinished rumpus room, FP in bsmt, tubs, auto oil heating. Attached garage. Excellent value.
FULL PRICE $13,500
Full particulars, terms, financing, etc., please call Mr. Houston at EV 5-3435; res. EV 5-6476.
EXCLUSIVE

OPEN HOUSE 1039 Verrinder 2-5 P.M. Sat., April 11
Immaculate 8-yr.-old, 2-bedrm home. Lge LR with FP. Cab elec kit, lge dining area, oil heat. Nicely landscaped grounds. The present owners are in desperate need of more room and are open to cash offers.
Asking full price $11,900
For further particulars please phone Ross Weber, EV 5-3433 or A. Marion, EV 2-0697 or Office, EV 5-3435.

FAIRFIELD AREA
Ideal family home, comprises 3 bedrms, LR 13x16 with FP, DR 8x8, elec cab kit with nook, 4-pce bath; oak floors throughout; full high bsmt contains rec room and 2-pce plumbing. O-O-M heating; domestic HW electric, fully insulated; on sewer; carport, smart stucco exterior and Duroid roof. Lot size 63x170. This property is well landscaped and is in very good condition.
FULL PRICE $15,700
For further particulars and terms, phone A. Marian, EV 2-0697, Ross Weber, EV 5-3433 or Office EV 5-3435.

REAL BUY $1000 DOWN
1 bedrm, exceptionally clean, nice garden.
Asking full price $4700
Please phone ROSS WEBER, EV 5-3433, or A. MARION, EV 2-0697, or office EV 5-3435.

1½ ACRES With 3-Bedroom House
Here you have a comfortable family home with plenty of living space. Electric cabinet kitchen, living room, and 3 bedrooms. 3 greenhouses. Lot has street front and is suitable for subdivision. Full price with terms $13,950
Call HARRY HOBSON of Northwestern Securities of Victoria Ltd., EV 5-6741 anytime.

ROCKLAND AVENUE
For the discriminating buyer who appreciates excellent workmanship and materials this beautiful new 6-room home will really appeal. Slate entrance hall, 2-piece bathroom off master bedroom and many other extras. Full price with terms only $21,000
Eves. EV 4-8894.

Bayne & Toder Agencies
749 Fort St. EV 2-1121

LANGFORD 3 NEW HOUSES
2 Bedrms, lge L.R., utility, tile firs, 2 with carports. Near school, bus, stores. Terms. GR 8-1850.

SIDE-BY-SIDE DUPLEX
$1,000 DOWN
This side-by-side duplex has one side only 1 year old, with 4 bedrooms, living room and kitchen. Other side, 2 bedrooms. Full price, $10,500. For further information call E. Corbett, EV 5-6701.
MOREY & JOHNSTONE

VIEW ROYAL AVE. DANDY 3-bedrm older home in top shape. Very nice location with sea view. Here is all that's necessary for happy living. Only $3,500 dn and very fair price of $10,500. Call R. Harris, EV 3-4255 anytime. J. H. Whittome & Co. Limited.

150 HOUSES FOR SALE

ESQUIMALT
FOUR BEDROOMS
Located on Paradise, fifteen years old, six rooms plus garage and fenced lot with fruit trees. This is a real bargain for a family man looking for comfort with economy. Price includes kitchen range.
FULL PRICE $7500
WITH $2,000 DOWN OR TRADE IN YOUR MORTGAGED HOME AS DOWN PAYMENT. THIS IS A SPECIAL BARGAIN AND CANNOT BE REPEATED.
CALL ERIC A. MACFADYEN
Northwestern Securities of Victoria Ltd.
EV 5-6741 24-hr service

ISLAND HOMES LTD.
2510 Douglas Street EV 5-7511

GORGEOUS FAMILY HOME
3 BEDROOMS AND DEN
Priced to Sell with
VERY EASY TERMS
To reliable family. This is the best buy in Victoria. Good location. Call Mr. Clarke or Mr. McDonald for appt to view at EV 5-7511, anytime.

BRENTWOOD
$6,500 with $1,500 down gives you 4 rooms and bath, almost 2 acres, large barn, secluded shade trees, high and dry; good water supply. $13,000 or offer. 2 acres and 6-room home, close to sea; all conveniences. Low down payment.
Several others to choose from.
BRENTWOOD PROPERTIES
7183 West Saanich Rd. at Verdier, GR 4-1452.

GORGE—CITY
TERRIFIC VALUE FOR $9700
Is this 950 sq. ft. home of 2 bedrooms plus 1 down. Only 7 years old and a gem among other lovely homes. Reasonable down payment may secure for you the BUY OF THE WEEK. Don't hesitate, this is good. Call EV 5-6741 or EV 5-8852 for TED KAY of Northwestern Securities of Victoria Ltd.

FULL PRICE $6950
PANDORA-COOK AREA
3-bedroom home, immaculate condition, 2 bathrooms, 7 blks city centre. $2,200 down, bal. $70 monthly or $1,500 down and $65 per month. 1047 Balmoral Rd. (at Cook St.)

BELOW COST. LOVELY RANCHER 1,560 sq. ft. Lansdowne area. Owner. EV 5-3593.

151 COUNTRY HOMES AND PROPERTIES

4½ ACRES CHICKEN RANCH
Tall treed driveway to immaculate 2-bedrm home with LR, kit, Pem, bath and utility. Spacious rose and flower garden with some pasturage. 4-yr-old chicken house 40x40 ft. with auto feeding, lighting and water. Separate brooder house, insulated egg storage, workshop, cabin and garage. City light and water. Easy reach of Victoria. 700-800 chickens, small tractor and equipment included in the full price of $14,900. Phone Ross Hartnell, EV 5-3435, Res. EV 2-9672.
P. R. BROWN & SONS LTD.
1112 Broad Street

SOOKE DISTRICT
2 houses and about 7 acres of cleared land with sea view. Clear title. Asking price, $15,000 or nearest offer. Terms. Please call J. A. McLellan, evenings and holidays, EV 4-6171. King Realty, EV 2-2131.

FOR WATERFRONT HOMES, farms and businesses on all the Gulf Islands
Contact
SALT SPRING LANDS LTD.
Ph. 32, Ganges, B.C., Eves., 167

PENDER ISLAND PROPERTY, homes, 1½ hours from Victoria. Owner, EV 3-7314. 970 Tattersall.

SIDNEY AND PENINSULA
Gordon Hulme Ltd. GR 5-1154

152 APARTMENTS FOR SALE

OAK BAY, MAGNIFICENT SEA view. Co-op suite. Reasonable. Ph. EV 4-2893. No agents.

153 WANTED TO BUY —HOUSES

METCHOSIN RESIDENTS
If you have a 3-bedroom home, with 1 or 2 acres, you wish to sell, please call me. Robert Mitchell, residence EV 3-4473, Harry Foster Ltd., ph. EV 2-2101.

HAVE YOU
A bungalow with basement suite or a duplex that $6,000 down will handle? For quick action call Roy McGillivray, Western Homes Ltd., EV 2-2157 or eves. GR 9-1804.

WANTED
A small 1 or 2-bedroom home that $2,000 down will handle. Low tax area. For quick action please call Roy McGillivray, Western Homes Ltd. EV 2-2157.

I WILL BE PLEASED TO CALL at your home to discuss the best means of selling. Very often we can finance term sales as all cash for you. May we sit down and talk it over? Absolutely no obligation. Kindly call Leonard Thomas anytime, EV 4-7128 (after hours EV 3-5685). Douglas Hawkes & Co., 817A Fort St.

I HAVE $2,500 TO PAY DOWN on older 3-bedroom family home. My client will act immediately if you phone MRS. A. TURNER at EV 5-6741. Northwestern Securities of Victoria Ltd.

RICHMOND—UNIVERSITY AREA
My Client requires 3-bedroom home with full basement. Prefer NHA home. Would like possession by May 15. Please call Herb Hodgson, EV 2-2161, res. GR 9-2114.
HARRY FOSTER LIMITED

GULF ISLANDS
If you have a home or property for sale on Salt Spring or any island serviced by a ferry I would appreciate the opportunity to list and sell your property. Write or phone Leonard Thomas at Douglas Hawkes & Co. 817A Fort St. Ph EV 4-7128 (res. EV 3-5685).

OLDER HOUSE — UP TO $7,000. Will turn over 1955 Buick Special —one owner, like new, low mileage—as part payment and balance cash, or will trade automobile for first or second mortgage. Phone EV 5-6741, Northwestern Securities of Victoria Ltd., or evenings EV 3-5884, Mr. Smith.

$3,000 CASH DOWN FOR YOUR 2 or 3-bedroom older home. Room for an in-law suite in basement or attic preferred. Possession by May 1 important. Call Mrs. Harvey, EV 5-6741, Northwestern Securities of Victoria Ltd.

3-BEDROOM, FULL BASEMENT home, prefer James Bay or Fairfield. Have anxious buyer. Immediate attention. E. C. Vestrup, phone EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

NORTH OAK BAY OWNERS — Sincere buyer will pay all cash or CTM for 5-6-rm insulated bung not over 10 yrs. Confidential to Victoria Press, Box 185.

3-BEDRM HOME, BSMT, OIL heat, Oak Bay, Cadboro Bay. Cash. No agents. Victoria Press, Box 186

1 OR 2-BEDROOM HOME, CLOSE to B.C.E. bus line, close to school. $500 down, $65 a month. Victoria Press, Box 939.

153 WANTED TO BUY —HOUSES

CASH BUYER FROM REGINA, SASK.
He has sold his wheat and has decided to invest his money in smaller properties, old or new, on Vancouver Island. He also wants an acreage or smaller farm. If you have any property of this description please phone R. E. HILLS, EV 3-6918 or R. HARTNELL, EV 2-9672 or office EV 5-3435.
P. R. BROWN & SONS LTD.
1112 Broad Street
Victoria
Serving Victoria for over half a century.

2 PRAIRIE COUPLES
WANTED IMMEDIATELY FOR THESE PEOPLE WHO HAVE JUST ARRIVED IN TOWN, NEWER OR OLDER 2 OR 3-BEDROOM HOMES. THEY ARE LIVING IN AN AUTO COURT AND MUST LOCATE QUICKLY. CALL NOW FOR IMMEDIATE INSPECTION. JOHNNY JAMES, WESTERN HOMES LTD. EV 2-2157 ANYTIME.

RAILROAD EXECUTIVE
JUST FINISHED 35 YEARS' SERVICE WITH RAILROAD AND MOVING TO VICTORIA. NEED NEWER 2 OR 3-BEDROOM, BASEMENT HOME IN OAK BAY AREA. CALL MY AGENT, MR. W. L. KORPAN AT WESTERN HOMES LTD., EV 2-2157 OR RES. EV 3-2302.

$10,000 CASH
JUST ARRIVED and living in auto court, retired prairie couple want small 2-bedroom home or duplex. Can pay up to $10,000 cash down. Call and ask for Jack Middleton, eves., GR 9-4327, or Jack Brown, EV 4-4976 eves.
PEMBERTON HOLMES LTD.
EV 4-8124 1002 Government Street

NOT A GIMMICK
Retired oil man will settle in Victoria. Requires waterfront property up to $50,000 cash, so please call and let me know. Confidential if required. Call STAN ROZYLO, phone EV 5-6741 or EV 4-6104 as soon as possible. Northwestern Securities of Victoria Ltd.

HOME, REV., BASMT. CLOSE IN, terms or cash. No agents. Victoria Press, Box 181.

154 PROPERTY FOR SALE

BYRON PRICE REALTORS
1314 Quadra Street EV 5-2458

LOT CENTRE OF VICTORIA
If you are looking for a lot the most logical place to go is BYRON PRICE REALTORS. They have the largest selection of better lots.

CEDAR HILL $1250 70x120 NHA APPROVED
This beautiful approved lot will be on sewer. We know and the vendor knows it's underpriced, lots of this type are being sold as high as $2,000 but the listing is at $1,250, so that is all you pay. You can phone any of our representatives anytime. EV 5-2458 to see this lot but preferable phone him right away. To be seen by appointment only.
S. Paterson or Gordon Marshall EV 5-2458.

BYWOOD PLACE
One lot left, Rockland area, off St. Charles. 135' frontage, $2,950, attractive treed lot. Jack MacKay, EV 5-2458; res. EV 2-9644.

SMART
People build before a boom. Creeping inflation indicates a boom is on the way. Check these lots:
Ten Mile Point waterfront and seaview lots ..... $2,700 - $7,000
Seaview Lot on Barkley Street, Oak Bay $4,100
Seaview Lot next to 8644 Pat Bay Highway $2,500
Large Lot No. 7 at Bywood Place near St. Charles and Rockland Ave. $2,950
2 Only Seaview Lots on Vista Bay Road ..... $4,350 - $4,650
Other Lots, $1,250. Contact Charles Giddy, EV 5-2458, res. EV 4-1690.

PAT BAY HI-WAY
Sea view lot approx ¾ acre. Panoramic sea view. City water. Only one left. Priced only $2400
Call Ken Jensen GR 4-1973 or EV 5-8704
Frank A. Martin Agencies Ltd.
1114 Blanshard St.

NHA SPECIAL BUILDER'S LOT
On sewer; level lot; good view, 50x170. $1,750. Call J. D. Tisdalle, Brown Bros. Agencies Ltd. 1125 Blanshard St. EV 5-8771.

SUPERIOR LOTS
2 lots Rockland Ave. Lots 80x124, nicely treed among new homes. $3,900. Call P. G. Jackson, phone EV 2-5104 anytime. Hicks Realty Limited.

2 FINE DUPLEXES AND 3 ACRES situated in beautiful Langford with excellent outlook. Good subdivision potential on higher ground and well suited for additional revenue building or private estate. I shall be pleased to show you this lovely property—$29,500 —good terms. Exclusive with Geo. Pethard of Newstead Realty Ltd., 766 Fort St. EV 2-8117 or eves. EV 3-1206.

LOTS AND PLANS. MAKE YOUR choice now. Carnarvon St., Veteran St., Kiwanis Way, Fifth St., Adanac St., Lee Ave. Call us to discuss down payment with no obligation. Kasapi Construction Co. Ltd. EV 5-5614.

70x380' lot, zoned for duplex. Passed percolation test. Excellent views, all level ground, good soil. Gordon Head area. $2,500. Geo. Pethard, Newstead Realty Ltd., 766 Fort St. EV 2-8117 or evenings EV 3-1206.

LEVEL LOT ON WILKINSON near Colquitz, 55x132. Has fruit trees and is OK for NHA. Price $1,050. Phone A. V. Waite at EV 5-8794 or EV 2-1573. Hollick Realty (1958) Ltd.

2 CHOICE LOTS
No. 1. Ten Mile Point with unobstructed sea view, $3,150.
No. 2. Parklands subdivision, $1,500.
Eves. EV 4-5884.
Bayne & Toder Agencies. EV 2-1121
749 Fort St.

LOTS
Seaview lots, Brentwood. NHA approved, on easy terms. Reasonably priced. Call Bel Shragge, eves. EV 2-8802. King Realty, EV 2-2131.

14 ACRES OF VALUABLE FARMland, cleared, on city water. SEA VIEW. Easy terms and low down payment to responsible party. Call Bel Shragge, eves., EV 2-8802. King Realty, EV 2-2131.

ONE ONLY, SEAFRONT LOT, ½ acre, in Gordon Head. Approved for N.H.A. Contact Bel Shragge, eves., EV 2-8802. King Realty, EV 2-2131.

OAK BAY—HIGH SEA VIEW LOT, 95 ft x 135 ft, partially landscaped. All cash. Apply 3680 Cadboro Bay Road.

2 LOTS ON MILLSTREAM RD. 5 lots on Rainville Rd., near Langford. Ph. A. H. Phelps, GR 8-2076.

BUSINESS LOT ON TRANS CANada Highway, on sewer. $2,100. Apply owner, 86 Sims. EV 4-6935.

3 BEAUTIFUL ACRES OF GRASS and trees with stream in middle. Viaduct Ave. EV 5-7005.

1¼-ACRE TREED LOT, CORDOVA Bay. GR 9-1614.

154 PROPERTY FOR SALE

BRENTWOOD 1 ACRE PLUS
Almost new 3-bedroom stucco bungalow with full basement, oil heat, 5½% NHA mortgage. Outbuildings include 2-stall horse barn, property all fenced. Priced to sell at $14,700. Terms, $3,300 cash, balance at $100 per month including taxes. Please call Mr. Agar at
JOHN BLAIR LTD.
620 View St. or Phone EV 5-3742 anytime for appointment to view.

LOTS FOR SPRING
100x200 SAANICH ROAD, $1,500
60x240—zoned for duplex. Admirals Road $3,300
Call Cec Pearce, res, EV 5-4621.
HIGH MOSS ST. — Beautifully landscaped lot, 66x165. Extra choice location with frontage on two streets $3,800
OAK BAY AVE.—Opposite Fell St. Commercial lot, 60x127 ..... $3,750
Call Mr. Hill, res. EV 3-7585
Brown Bros. Agencies Ltd.
1125 Blanshard St. EV 5-8771

LOT 1, 75'x400', $1000
Between Interurban and Spring Rds. Cash, trade or terms. Open to offers. EV 5-4574.

155 PROPERTY WANTED

LOTS OR ACREAGE
On Sewer—EV 2-6621
VANISLE HOME BUILDERS LTD.
Member Victoria Home Builders' Association.

LIST YOUR LOT
Lots in Gordon Head urgently needed. Call P. G. Jackson, EV 2-5104 anytime. Hicks Realty Limited.

HAVE SEVERAL CLIENTS WANTing acreage, 3 to 10 acres, Colwood, Metchosin area preferred but not essential. Bel Shragge, eves. EV 2-8802. King Realty, EV 2-2131.

CASH FOR LOTS ON SEWER. Phone Kasapi Constr., EV 5-5614.

156 ACREAGE FOR SALE AND WANTED

12½ ACRES WITH OLD HOUSE. Rough land. Timbered. Terms at $5,500